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BUILDING STATISTICS - TASMANIA - DECEMBER QUARTER 1952.

The Deputy Commonwealth Statistician (Mr. J.C. Stephen) has made available the following particulars of Building Statistics for the quarter ended 31st December, 1952, together with comparable data for preceding periods.

1. DEFINITIONS OF TERMS USED.

A statement of definitions of terms used will be found on page 11.

2. SUMMARY FOR QUARTER ENDED 31st DECEMBER, 1952.

Statistics of building operations for the quarter ended 31st December 1952 show that -

1. The number of houses commenced and under construction declined whilst the number completed showed an increase. (See table on Page 3.)

2. For new buildings other than houses the value of work commenced and under construction increased slightly, but value of work completed declined substantially (See table on Page 7.)

3. The value of work done on all new buildings (including houses) during the December quarter 1952 declined by £267,000 (See table on Page 9.)

CONSTRUCTION OF NEW BUILDINGS, TASMANIA, DECEMBER QUARTER 1952.

| Description of Building and Constructing Agency | Commenced during December Quarter 1952. |                 | Completed during December Quarter 1952. |                 | Under Construction at 31st Dec. 1952. |                 | Value of Work done during December, Qr. 1952. |
|---|---|-----------------|---|-----------------|---------------------------------------|-----------------|---|
|   | No. of Bldgs.                           | Value (a) £'000 | No. of Bldgs.                           | Value (a) £'000 | No. of Bldgs.                         | Value (a) £'000 |   |
| 1. Houses (b)                                   |   |                 |   |                 |                                       |                 |   |
| (i) Pte. Contractors                            |   |                 |   |                 |                                       |                 |   |
| On Pte. A/c.                                    | 148                                     | 384             | 256                                     | 678             | 488                                   | 1,452           | 565   |
| On Govt. A/c.                                   | 47                                      | 124             | 157                                     | 353             | 262                                   | 713             | 260   |
| (ii) Govt. Day Labour                           | 70                                      | 156             | 89                                      | 247             | 130                                   | 293             | 156   |
| (iii) Owner-Builders                            | 227                                     | 451             | 481                                     | 906             | 1,437                                 | 3,209           | 697   |
| Total Houses                                    | 492                                     | 1,115           | 983                                     | 2,184           | 2,317                                 | 5,667           | 1,678   |
| 2. Flats (c)                                    |   |                 |   |                 |                                       |                 |   |
| (i) Pte. Contractors                            |   |                 |   |                 |                                       |                 |   |
| On Pte. A/c.                                    | -                                       | -               | 4                                       | 11              | 7                                     | 18              | 2   |
| 3. Shops with Dwellings                         |   |                 |   |                 |                                       |                 |   |
| (i) Pte. Contractors                            |   |                 |   |                 |                                       |                 |   |
| On Pte. A/c.                                    | 3                                       | 11              | 2                                       | 7               | 17                                    | 70              | 22  |
| 4. Shops w/out Dwellings                        |   |                 |   |                 |                                       |                 |   |
| (i) Pte. Contractors                            |   |                 |   |                 |                                       |                 |   |
| On Pte. A/c.                                    | 7                                       | 13              | 9                                       | 28              | 12                                    | 31              | 18  |
| 5. Hotels, Guest Houses                         |   |                 |   |                 |                                       |                 |   |
| (i) Pte. Contractors                            |   |                 |   |                 |                                       |                 |   |
| On Pte. A/c.                                    | -                                       | -               | 3                                       | 121             | 3                                     | 117             | 60  |
| On Govt. A/c.                                   | 1                                       | 21              |   |                 | 5                                     | 322             | 19  |
| 6. Factories -                                  |   |                 |   |                 |                                       |                 |   |
| (i) Pte. Contractors                            |   |                 |   |                 |                                       |                 |   |
| On Pte. A/c.                                    | 4                                       | 20              | 10                                      | 103             | 37                                    | 1,456           | 233   |
| On Govt. A/c.                                   | 1                                       | 20              |   |                 | 6                                     | 500             | 57  |
| 7. Other New Buildings                          |   |                 |   |                 |                                       |                 |   |
| (i) Pte. Contractors                            |   |                 |   |                 |                                       |                 |   |
| On Pte. A/c.                                    | 33                                      | 132             | 36                                      | 119             | 70                                    | 614             | 165   |
| On Govt. A/c.                                   | 7                                       | 88              | 15                                      | 78              | 50                                    | 2,699           | 269   |
| (ii) Govt. Day Labour                           | 7                                       | 21              | 11                                      | 49              | 21                                    | 397             | 32  |
| Total other New Buildings                       | 63                                      | 326             | 90                                      | 516             | 228                                   | 6,224           | 877   |
| All New Buildings                               |   |                 |   |                 |                                       |                 |   |
| (i) Pte. Contractors                            |   |                 |   |                 |                                       |                 |   |
| On Pte. A/c.                                    | 195                                     | 560             | 320                                     | 1,967           | 634                                   | 3,758           | 1,065   |
| On Govt. A/c.                                   | 56                                      | 253             | 172                                     | 431             | 323                                   | 4,234           | 605   |
| (ii) Govt. Day Labour                           | 77                                      | 177             | 100                                     | 296             | 151                                   | 690             | 188   |
| (iii) Owner-Builders                            | 227                                     | 451             | 481                                     | 906             | 1,437                                 | 3,209           | 697   |
| GRAND TOTAL                                     | 555                                     | 1,441           | 1,073                                   | 2,700           | 2,545                                 | 11,891          | 2,555   |

(a) When completed.

(b) Converted army huts excluded.

(c) Number indicates number of individual flats provided as new dwellings.



Persons employed on jobs as at the end of December 1952 as reported by Builders, are shown in various categories in the following table. Comparative details for earlier periods will be found on Page 10.

PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS  
OF NEW BUILDINGS IN TASMANIA AS AT 31ST, DECEMBER, 1952.

| Grade of Occupation | No.   | Type of Occupation. | No.   | Work Engaged on.           | No.   |
|---------------------|-------|---------------------|-------|----------------------------|-------|
| Contractors         | 982   | Carpenters          | 2,739 | New Buildings              |       |
| Sub-Contractors     | 563   | Bricklayers         | 405   | Houses                     | 3,033 |
| Wage Earners        | 4,320 | Painters            | 382   | Other New Buildings        | 1,637 |
|                     |       | Electricians        | 188   | Additions & Alterations(b) |       |
|                     |       | Plumbers            | 265   | Houses                     | 433   |
|                     |       | Builders'           |       | Other Buildings            | 424   |
|                     |       | Labourers           | 1,247 | Repairs & Maintenance(b)   | 338   |
|                     |       | Others              | 639   |                            |       |
| Total               | 5,865 | Total               | 5,865 | Total                      | 5,865 |

(a) Includes estimate for persons working on owner-built jobs.

(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

### 3. NEW HOUSES.

#### 1. NEW HOUSES COMPLETED.

During the quarter ended 31st December 1952, 983 houses were completed compared with 909 in September quarter, 887 in June quarter and 705 in March quarter 1952. The number of completions during the December quarter in preceding years were 1945-113; 1946-247; 1947-392; 1948-564; 1949-655; 1950-870; 1951-1,336.

In addition to houses, 6 new dwellings were provided during the quarter by the construction of flats and shops with dwellings.

The 983 houses completed during the December quarter 1952 comprised 169 solid brick concrete etc. 107 brick, concrete veneer etc. 526 weatherboard, 100 prefabricated wood and 81 fibro-cement. Of the 18,037 houses completed since the September quarter 1945, 4,455 or 24.7% were of brick, concrete etc. and 13,582 or 75.3% were of wood etc. material.

The average recorded value of each house completed in Tasmania during the December Quarter was £2,221 the highest yet recorded. Average values for the December Quarter in preceding years were as follows:-

1945-£903; 1946-£1,097; 1947-£1,110; 1948-£1,312; 1949-£1,424; 1950-£1,707; 1951-£1,992; For December quarter 1952 the average completed value of each house of brick, concrete etc. was £2,808 compared with £2,046 for each house of wood and £1,580 for each fibro etc. house. The corresponding average values for December quarter 1951 were brick etc. £2,672, wood £1,836 and fibro etc. £1,252.

#### 2. NEW HOUSES COMMENCED.

The number of new houses commenced during the December quarter 1952 was 492 or 82 less than in the September quarter 1952. Since the September quarter 1951, the number of commencements each quarter have gradually decreased and the figure for the December quarter 1952 is the lowest recorded since December quarter 1948.

Since July 1945, 20,306 houses have been commenced in Tasmania.





NEW HOUSES UNDER CONSTRUCTION.

The number of houses under construction at 31st December 1952, was 2,317 a decrease of 491 compared with the previous quarter. Corresponding figures as at 31st December of previous years are as follows:- 1945-546; 1946-1,193; 1947-1,847; 1948-2,161; 1949-3,073; 1950-3,447; 1951-3,199.

Houses under construction at 31st December 1952 were distributed according to materials of outer walls as follows: Solid brick, concrete etc. 622 (26.8%) brick, concrete etc. veneers 270 (11.7%), wood 1,152 (49.6%) prefabricated wood 152 (6.6%) fibro-cement 120 (5.2%) and others 1 (.1%)

The following table shows in summary form the number of houses commenced, completed and under construction for the years 1945-46 to 1951-1952 and by quarters since 1950-51.

NEW HOUSES - TASMANIA.

| PERIOD                | Commenced |           | Completed |        | Under Construct-<br>ion at end of<br>Period. |       |
|-----------------------|-----------|-----------|-----------|--------|--|-------|
|                       | No.       | Value     | No.       | Value  | No.  | Value |
|                       |           | £'000     |           | £'000  |  | £'000 |
| 1945-46               | 1,316 (a) | 1,100 (a) | 479       | 453    | 1,013  | 1,066 |
| 1946-47               | 1,642     | 1,854     | 1,070     | 1,137  | 1,557  | 1,802 |
| 1947-48               | 2,062     | 2,603     | 1,544     | 1,741  | 2,065  | 2,742 |
| 1948-49               | 2,849     | 3,937     | 2,287     | 2,992  | 2,575  | 3,802 |
| 1949-50               | 3,664     | 5,839     | 2,852     | 4,185  | 3,357  | 5,652 |
| 1950-51               | 4,122     | 7,473     | 3,914     | 6,726  | 3,558  | 7,090 |
| 1951-52               | 3,585     | 7,651     | 3,999     | 8,167  | 3,143  | 7,220 |
| 1950-51 -             |           |           |           |        |  |       |
| September Qr.         | 968       | 1,635     | 1,038     | 1,612  | 3,280  | 5,804 |
| December Qr.          | 1,037     | 1,809     | 870       | 1,485  | 3,447  | 6,257 |
| March Qr.             | 1,031     | 1,892     | 966       | 1,730  | 3,512  | 6,385 |
| June Qr.              | 1,086     | 2,137     | 1,040     | 1,899  | 3,558  | 7,090 |
| 1951-52 -             |           |           |           |        |  |       |
| September Qr.         | 1,098     | 2,260     | 1,071     | 2,102  | 3,584  | 7,513 |
| December Qr.          | 1,016     | 2,202     | 1,336     | 2,663  | 3,264  | 7,243 |
| March Qr.             | 787       | 1,667     | 705       | 1,519  | 3,346  | 7,595 |
| June Qr.              | 684       | 1,522     | 887       | 1,883  | 3,143  | 7,220 |
| 1952-53 -             |           |           |           |        |  |       |
| September Qr.         | 574       | 1,309     | 909       | 1,994  | 2,808  | 6,712 |
| December Qr.          | 492       | 1,115     | 983       | 2,184  | 2,317  | 5,667 |
| Total since<br>1/7/45 | 20,306    | 32,881    | 18,037    | 29,579 |  |       |

(a) Estimated; actual figures not collected.

The total number of dwellings according to type, completed and under construction is set out in the following table:-



CONSTRUCTION OF DWELLINGS, ACCORDING TO TYPE, TASMANIA.

| PERIOD                         | Private Houses               |        |                 |       | New<br>Flats<br>(Dwelling<br>units)(b) | Shops<br>with<br>Dwell-<br>ings | Total  |
|--------------------------------|------------------------------|--------|-----------------|-------|--|---------------------------------|--------|
|                                | Brick<br>Concrete<br>etc.(a) | Wood   | Fibro<br>Cement | Other |  |                                 |        |
| Number of Dwellings completed. |                              |        |                 |       |  |                                 |        |
| 1945-46                        | 111                          | 356    | 12              | -     | -                                      | 2                               | 481    |
| 1946-47                        | 296                          | 756    | 14              | 4     | 21                                     | 8                               | 1,099  |
| 1947-48                        | 373                          | 1,127  | 41              | 3     | 4                                      | 8                               | 1,556  |
| 1948-49                        | 534                          | 1,606  | 140             | 7     | 25                                     | 28                              | 2,340  |
| 1949-50                        | 722                          | 1,955  | 165             | 10    | 24                                     | 18                              | 2,894  |
| 1950-51                        | 959                          | 2,741  | 208             | 6     | 18                                     | 21                              | 3,953  |
| 1951-52                        | 982                          | 2,697  | 312             | 8     | 20                                     | 28                              | 4,047  |
| Mar. Qr.                       | 168                          | 473    | 61              | 3     | 6                                      | 3                               | 714    |
| Jun. Qr.                       | 243                          | 580    | 63              | 1     | 6                                      | 5                               | 898    |
| 1952-53 Sep. Qr.               | 202                          | 623    | 84              | -     | 4                                      | 2                               | 915    |
| Dec. Qr.                       | 276                          | 626    | 81              | -     | 4                                      | 2                               | 989    |
| Total since 1/7/45             | 4,455                        | 12,487 | 1,057           | 38    | 120                                    | 117                             | 18,274 |

Number of dwellings under Construction.

|                |       |       |     |   |    |    |       |
|----------------|-------|-------|-----|---|----|----|-------|
| 31st Dec. 1946 | 353   | 816   | 19  | 5 | 9  | 7  | 1,209 |
| " " 1947       | 565   | 1,143 | 31  | 3 | 18 | 10 | 1,875 |
| " " 1948       | 711   | 1,315 | 131 | 4 | 33 | 15 | 2,209 |
| " " 1949       | 1,018 | 1,891 | 157 | 7 | 20 | 14 | 3,107 |
| " " 1950       | 1,061 | 2,202 | 180 | 4 | 15 | 17 | 3,479 |
| " " 1951       | 1,107 | 1,917 | 172 | 3 | 23 | 18 | 3,240 |
| 30th Sep. 1952 | 1,044 | 1,608 | 155 | 1 | 11 | 16 | 2,835 |
| 31st Dec. 1952 | 892   | 1,304 | 120 | 1 | 7  | 17 | 2,341 |

(a) Includes Veneers.

(b) Conversions into Flats are excluded.

PERCENTAGE DISTRIBUTION & AVERAGE RECORDED VALUE OF EACH TYPE OF NEW HOUSE, TASMANIA.

| PERIOD   | Percentage Distribution |      |               |                                      |      |               | Average recorded values of New Houses completed (c). |       |               |
|----------|-------------------------|------|---------------|--------------------------------------|------|---------------|--|-------|---------------|
|          | Completed               |      |               | Under Construction at end of period. |      |               |  |       |               |
|          | Brick (a)               | Wood | Fibro etc.(b) | Brick (a)                            | Wood | Fibro etc.(b) | Brick (a)  | Wood  | Fibro etc.(b) |
|          | %                       | %    | %             | %                                    | %    | %             | £  | £     | £             |
| 1945-46  | 23.2                    | 74.3 | 2.5           | 29.7                                 | 68.9 | 1.4           | 1,252  | 857   | 750           |
| 1946-47  | 27.7                    | 70.6 | 1.7           | 30.4                                 | 68.0 | 1.6           | 1,392  | 939   | 833           |
| 1947-48  | 24.2                    | 73.0 | 2.8           | 30.6                                 | 65.6 | 3.8           | 1,582  | 988   | 841           |
| 1948-49  | 23.4                    | 70.2 | 6.4           | 33.5                                 | 61.3 | 5.2           | 1,830  | 1,183 | 782           |
| 1949-50  | 25.3                    | 68.6 | 6.1           | 33.5                                 | 61.6 | 4.9           | 2,012  | 1,315 | 926           |
| 1950-51  | 24.5                    | 70.0 | 5.5           | 31.9                                 | 62.6 | 5.5           | 2,340  | 1,554 | 1,037         |
| 1951-52  | 24.6                    | 67.4 | 8.0           | 34.6                                 | 59.9 | 5.6           | 2,637  | 1,862 | 1,419         |
| 1951-52  |                         |      |               |                                      |      |               |  |       |               |
| Mar. Qr. | 23.8                    | 67.1 | 9.1           | 34.4                                 | 60.1 | 5.5           | 3,030  | 1,915 | 1,625         |
| Jun. Qr. | 27.4                    | 65.4 | 7.2           | 34.6                                 | 59.9 | 5.6           | 2,827  | 1,900 | 1,469         |
| 1952-53  |                         |      |               |                                      |      |               |  |       |               |
| Sep. Qr. | 22.2                    | 68.5 | 9.3           | 37.2                                 | 57.3 | 5.5           | 3,054  | 1,996 | 1,583         |
| Dec. Qr. | 28.1                    | 63.7 | 8.2           | 38.5                                 | 56.3 | 5.2           | 2,808  | 2,046 | 1,580         |

(a) Includes Stone, Concrete and Veneers.

(b) Fibro-Cement and Other.

(c) Average value is obtained by dividing total number of houses completed into the total value of houses completed as stated by builders. As averages they relate to houses of the size and standard completed in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.





4. NEW HOUSES ACCORDING TO MUNICIPALITIES:

Particulars of building permits issued for houses, and the number and values of houses commenced, completed and under construction, according to local government areas, are shown for December Quarter, 1952, in the next two tables:-

A. SUMMARY: BUILDING PERMITS GRANTED AND CONSTRUCTION OF NEW HOUSES, DECEMBER QUARTER, 1952.

| AREA.                               | Building Permits granted during Quarter. |                    | Commenced during Quarter. |                    | Completed during Quarter. |                    | Under Construction at end of Quarter. |                    |
|-------------------------------------|--|--------------------|---------------------------|--------------------|---------------------------|--------------------|---------------------------------------|--------------------|
|                                     | No.                                      | Value (a)<br>£'000 | No.                       | Value (a)<br>£'000 | No.                       | Value (a)<br>£'000 | No.                                   | Value (a)<br>£'000 |
| Hobart, City                        | 32                                       | 104                | 33                        | 95                 | 67                        | 199                | 236                                   | 757                |
| Hobart-Suburbs-                     |  |                    |                           |                    |                           |                    |                                       |                    |
| Clarence (b)                        | 83                                       | 202                | 76                        | 178                | 72                        | 167                | 274                                   | 673                |
| Kingborough (b)                     | 14                                       | 48                 | 18                        | 52                 | 30                        | 99                 | 68                                    | 183                |
| Glenorchy                           | 74                                       | 198                | 57                        | 133                | 83                        | 192                | 296                                   | 735                |
| Total Suburbs                       | 171                                      | 448                | 151                       | 363                | 185                       | 458                | 638                                   | 1,596              |
| <u>Total Hobart and Suburbs.</u>    | 203                                      | 552                | 184                       | 453                | 252                       | 657                | 874                                   | 2,353              |
| Launceston City                     | 23                                       | 60                 | 33                        | 85                 | 127                       | 302                | 183                                   | 499                |
| Launceston Suburbs (b)              |  |                    |                           |                    |                           |                    |                                       |                    |
| Beaconsfield                        | 10                                       | 23                 | 9                         | 23                 | 26                        | 65                 | 44                                    | 98                 |
| Evandale                            | -  | -                  | -                         | -                  | 2                         | 7                  | 1                                     | 2                  |
| Lilydale                            | 3  | 6                  | 8                         | 17                 | 12                        | 31                 | 18                                    | 40                 |
| St. Leonards                        | 14                                       | 38                 | 9                         | 25                 | 27                        | 59                 | 73                                    | 157                |
| Westbury                            | 4  | 4                  | -                         | -                  | 2                         | 2                  | 5                                     | 14                 |
| Total Suburbs                       | 31                                       | 71                 | 26                        | 65                 | 69                        | 164                | 141                                   | 311                |
| <u>Total Launceston and Suburbs</u> | 54                                       | 131                | 59                        | 150                | 196                       | 466                | 324                                   | 810                |
| All Other Areas (c)                 | 246                                      | 467                | 249                       | 507                | 535                       | 1,061              | 1,119                                 | 2,504              |
| Total Tasmania (c)                  | 503                                      | 1,150              | 492                       | 1,115              | 983                       | 2,184              | 2,317                                 | 5,667              |

(a) Value when completed.

(b) Suburban areas only of these Municipalities.

(c) Excluding building permit details for those Municipalities which do not require a permit to build.



(Including Owner-Built Houses).

| Statistical Divisions<br>and Local Government<br>Areas | Building Per-<br>mits granted<br>during Qtr. |                    | Commenced<br>during<br>Quarter. |                    | Completed<br>during<br>Quarter. |                    | Under Construc-<br>tion at end of<br>Quarter. |                    |
|--|--|--------------------|---------------------------------|--------------------|---------------------------------|--------------------|---|--------------------|
|  | No.  | Value (a)<br>£'000 | No.                             | Value (a)<br>£'000 | No.                             | Value (a)<br>£'000 | No.   | Value (a)<br>£'000 |
| <u>URBAN DIVISION</u>                                  |  |                    |                                 |                    |                                 |                    |   |                    |
| Hobart, City   | 32   | 104                | 33                              | 95                 | 67                              | 199                | 236   | 757                |
| " Suburbs  | 171  | 448                | 151                             | 363                | 185                             | 457                | 638   | 1,596              |
| Launceston, City                                       | 23   | 60                 | 33                              | 85                 | 127                             | 302                | 183   | 499                |
| " Suburbs  | 31   | 71                 | 26                              | 65                 | 69                              | 165                | 141   | 311                |
| Total Urban Division                                   | 257  | 683                | 243                             | 608                | 448                             | 1,123              | 1,198   | 3,163              |
| <u>NORTH-WESTERN DIVISION</u>                          |  |                    |                                 |                    |                                 |                    |   |                    |
| Burnie   | 20   | 40                 | 26                              | 55                 | 65                              | 142                | 149   | 332                |
| Circular Head  | 9  | 15                 | 12                              | 28                 | 16                              | 27                 | 33  | 79                 |
| Deloraine  | 6  | 10                 | 5                               | 15                 | 14                              | 27                 | 21  | 53                 |
| Devonport  | 24   | 56                 | 9                               | 16                 | 56                              | 110                | 141   | 311                |
| Kentish  | 4  | 6                  | 4                               | 6                  | 7                               | 12                 | 13  | 23                 |
| King Island  | 1  | 2                  | 11                              | 30                 | 15                              | 35                 | 17  | 44                 |
| Latrobe  | 5  | 8                  | 5                               | 9                  | 6                               | 11                 | 24  | 42                 |
| Penguin  | 4  | 7                  | 4                               | 8                  | 8                               | 12                 | 23  | 40                 |
| Ulverstone   | 16   | 33                 | 15                              | 33                 | 35                              | 72                 | 64  | 130                |
| Wynyard  | 13   | 29                 | 5                               | 9                  | 20                              | 47                 | 35  | 65                 |
| Total North-Western Div.                               | 102  | 206                | 96                              | 209                | 242                             | 495                | 520   | 1,119              |
| <u>NORTH-EASTERN DIVISION</u>                          |  |                    |                                 |                    |                                 |                    |   |                    |
| Beaconsfield (b)                                       | 5  | 8                  | 22                              | 39                 | 32                              | 45                 | 68  | 136                |
| Fingal   | 1  | 2                  | 12                              | 19                 | 27                              | 34                 | 21  | 37                 |
| Flinders   | 3  | 7                  | 2                               | 5                  | 3                               | 8                  | 6   | 16                 |
| George Town  | 18   | 30                 | 10                              | 21                 | 49                              | 110                | 99  | 302                |
| Lilydale (b)   | 2  | 3                  | 3                               | 6                  | 4                               | 7                  | 5   | 10                 |
| Portland   | 3  | 12                 | 2                               | 2                  | 4                               | 7                  | 10  | 18                 |
| Ringarooma   | 2  | 4                  | 2                               | 4                  | 2                               | 3                  | 3   | 5                  |
| Scottsdale   | 7  | 8                  | 4                               | 10                 | 8                               | 14                 | 20  | 57                 |
| Total North-Eastern Div.                               | 41   | 74                 | 57                              | 106                | 129                             | 228                | 232   | 581                |
| <u>NORTH-MIDLAND DIVISION.</u>                         |  |                    |                                 |                    |                                 |                    |   |                    |
| Evandale (b)   | -  | -                  | 1                               | 3                  | 3                               | 7                  | 11  | 21                 |
| Longford   | 8  | 15                 | 3                               | 6                  | 11                              | 16                 | 21  | 47                 |
| St. Leonards (b)                                       | 4  | 6                  | -                               | -                  | 15                              | 31                 | 33  | 71                 |
| Westbury (b)   | 4  | 6                  | 5                               | 10                 | 7                               | 14                 | 17  | 34                 |
| Total North-Midland Div.                               | 16   | 27                 | 9                               | 19                 | 36                              | 68                 | 82  | 173                |
| <u>MIDLAND DIVISION.</u>                               |  |                    |                                 |                    |                                 |                    |   |                    |
| Bothwell   | -  | -                  | 1                               | 1                  | 1                               | 1                  | 1   | 2                  |
| Campbell Town  | -  | -                  | 1                               | 1                  | 1                               | 1                  | 8   | 17                 |
| Hamilton   | 7  | 18                 | 3                               | 3                  | 8                               | 21                 | 7   | 13                 |
| Oatlands   | 1  | 2                  | -                               | -                  | 5                               | 9                  | 6   | 23                 |
| Ross   | 1  | 2                  | -                               | -                  | 4                               | 10                 | -   | -                  |
| Total Midland Division                                 | 9  | 22                 | 5                               | 5                  | 19                              | 42                 | 22  | 55                 |
| <u>SOUTH-EASTERN DIVISION</u>                          |  |                    |                                 |                    |                                 |                    |   |                    |
| Brighton (c)   | -  | -                  | -                               | -                  | 15                              | 82                 | -   | -                  |
| Clarence (b)   | 22   | 46                 | 33                              | 78                 | 32                              | 51                 | 71  | 159                |
| Glamorgan  | 7  | 11                 | 1                               | 2                  | 1                               | 1                  | 3   | 11                 |
| Green Ponds (c)  | -  | -                  | -                               | -                  | 1                               | 2                  | -   | -                  |
| Richmond   | -  | -                  | 2                               | 3                  | 1                               | 1                  | 3   | 11                 |
| Sorell   | 12   | 8                  | 10                              | 10                 | 15                              | 14                 | 22  | 33                 |
| Spring Bay   | 2  | 8                  | 3                               | 3                  | 7                               | 6                  | 8   | 11                 |
| Total South-Eastern Div.                               | 43   | 73                 | 49                              | 96                 | 72                              | 157                | 107   | 225                |
| <u>SOUTHERN DIVISION.</u>                              |  |                    |                                 |                    |                                 |                    |   |                    |
| Bruny  | 1  | 1                  | -                               | -                  | 1                               | 2                  | 3   | 6                  |
| Esperance  | 2  | 4                  | -                               | -                  | -                               | -                  | -   | -                  |
| Huon   | 3  | 4                  | 4                               | 13                 | 4                               | 7                  | 14  | 35                 |
| Kingborough (b)  | 15   | 32                 | 7                               | 8                  | 7                               | 10                 | 26  | 51                 |
| New Norfolk  | 9  | 16                 | 2                               | 3                  | 12                              | 24                 | 44  | 85                 |
| Port Cygnet  | 1  | 2                  | -                               | -                  | -                               | -                  | 2   | 4                  |
| Tasman   | 2  | 2                  | 3                               | 7                  | 5                               | 8                  | 3   | 7                  |
| Total Southern Division                                | 33   | 61                 | 16                              | 31                 | 29                              | 51                 | 92  | 188                |
| <u>WESTERN DIVISION.</u>                               |  |                    |                                 |                    |                                 |                    |   |                    |
| Queenstown   | 2  | 4                  | 6                               | 16                 | 3                               | 10                 | 14  | 36                 |
| Strahan  | -  | -                  | -                               | -                  | -                               | -                  | -   | -                  |
| Zeehan   | -  | -                  | 11                              | 25                 | 5                               | 10                 | 50  | 127                |
| Total Western Division                                 | 2  | 4                  | 17                              | 41                 | 8                               | 20                 | 64  | 163                |
| Total Country Divisions                                | 246  | 467                | 249                             | 507                | 535                             | 1,061              | 1,119   | 2,504              |
| TOTAL TASMANIA (d)                                     | 503  | 1,150              | 492                             | 1,115              | 983                             | 2,184              | 2,317   | 5,667              |

(a) Value when completed. (b) Country sections only of these Municipalities:  
(c) Building permits not issued in these municipalities. (d) Excludes building permit details for these Municipalities which do not issue permits.





NEW BUILDINGS (OTHER THAN HOUSES.)

Note: Values quoted exclude the cost of land on which buildings are erected.

The value of new buildings (other than houses) completed during the December Quarter was £516,000 compared with £873,000 for September Quarter 1952, and £675,000 for December Quarter 1951. Ten new factories valued at £103,000 were completed during the quarter.

During the December quarter 1952, the value of new buildings (other than houses) commenced was £326,000 which compared with £295,000 in September quarter 1952. Construction of 5 new factories valued at £40,000 was commenced during the December quarter, 1952.

The value of new buildings (other than houses) under construction at 31st. December 1952, was £6,224,000 a slight increase over the September quarter figure of £6,212,000 and may be compared with £5,413,000 at 31st December 1951, £4,159,000 in 1950, £2,415,000 in 1949, £1,660,000 in 1948, £1,286,000 in 1947, £691,000 in 1946 and £314,000 in 1945. The value of factories under construction at 31st. December 1952, was £1,956,000 or 31.4% of the total value of all other buildings under construction at that date.

The progress made in the construction of new buildings (other than houses) is shown in the next table:-

VALUE OF NEW BUILDINGS (OTHER THAN HOUSES).

| PERIOD                          | Flats | Shops with Dwelling | Shops Without Dwelling | Hotels, Guest Houses etc. | Factories. | Other New Bldgs. | Total New Bldgs. |
|---------------------------------|-------|---------------------|------------------------|---------------------------|------------|------------------|------------------|
|                                 | £'000 | £'000               | £'000                  | £'000                     | £'000      | £'000            | £'000            |
| <u>COMMENCED DURING PERIOD.</u> |       |                     |                        |                           |            |                  |                  |
| 945-46 (a)                      | -     | -                   | -                      | -                         | -          | -                | -                |
| 946-47                          | 10    | 12                  | 39                     | 41                        | 458        | 304              | 864              |
| 947-48                          | 25    | 26                  | 40                     | 57                        | 311        | 545              | 1,004            |
| 948-49                          | 43    | 36                  | 38                     | 229                       | 454        | 634              | 1,434            |
| 949-50                          | 24    | 36                  | 64                     | 97                        | 899        | 1,420            | 2,540            |
| 950-51                          | 27    | 60                  | 123                    | 130                       | 465        | 2,058            | 2,863            |
| 951-52                          | 29    | 52                  | 103                    | 332                       | 955        | 1,882            | 3,353            |
| 951-52 Mar. Qr.                 | 2     | 12                  | 64                     | 7                         | 120        | 263              | 468              |
| " " Jun. Qr.                    | -     | -                   | 8                      | -                         | 437        | 818              | 1,263            |
| 952-53 Sep. Qr.                 | 10    | 11                  | 12                     | -                         | 31         | 231              | 295              |
| " " Dec. Qr.                    | -     | 11                  | 13                     | 21                        | 40         | 241              | 326              |
| Total since 1/7/45              | 168   | 244                 | 432                    | 907                       | 3,613      | 7,315            | 12,679           |
| <u>COMPLETED DURING PERIOD.</u> |       |                     |                        |                           |            |                  |                  |
| 945-46                          | -     | 3                   | 6                      | -                         | 11         | 154              | 174              |
| 946-47                          | 17    | 9                   | 12                     | 4                         | 51         | 187              | 280              |
| 947-48                          | 5     | 16                  | 23                     | 17                        | 310        | 167              | 538              |
| 948-49                          | 29    | 30                  | 32                     | 107                       | 334        | 286              | 818              |
| 949-50                          | 28    | 35                  | 66                     | 85                        | 563        | 380              | 1,157            |
| 950-51                          | 28    | 70                  | 74                     | 26                        | 701        | 778              | 1,677            |
| 951-52                          | 40    | 62                  | 152                    | 115                       | 705        | 1,270            | 2,344            |
| 951-52 Mar. Qr.                 | 10    | 8                   | 39                     | 8                         | 292        | 85               | 442              |
| " " Jun. Qr.                    | 13    | 18                  | 46                     | 65                        | 104        | 303              | 549              |
| 952-53 Sep. Qr.                 | 13    | 7                   | 24                     | 19                        | 53         | 757              | 873              |
| " " Dec. Qr.                    | 11    | 7                   | 28                     | 121                       | 103        | 246              | 516              |
| Total since 1/7/45              | 171   | 239                 | 417                    | 494                       | 2,831      | 4,225            | 8,371            |
| <u>UNDER CONSTRUCTION.</u>      |       |                     |                        |                           |            |                  |                  |
| 30th June 1946                  | 8     | 10                  | 6                      | 8                         | 125        | 180              | 337              |
| " 1947                          | 5     | 16                  | 30                     | 43                        | 533        | 330              | 957              |
| " 1948                          | 24    | 27                  | 48                     | 81                        | 738        | 486              | 1,404            |
| " 1949                          | 33    | 29                  | 66                     | 211                       | 860        | 871              | 2,070            |
| " 1950                          | 32    | 35                  | 62                     | 169                       | 1,222      | 1,818            | 3,338            |
| 1st Dec. 1951                   | 35    | 51                  | 113                    | 392                       | 1,329      | 3,168            | 5,088            |
| 1st Mar. 1952                   | 52    | 63                  | 77                     | 670                       | 1,461      | 3,090            | 5,413            |
| 1st Jun. 1952                   | 45    | 72                  | 107                    | 661                       | 1,390      | 3,554            | 5,829            |
| 30th Sep. 1952                  | 32    | 55                  | 54                     | 601                       | 1,832      | 3,976            | 6,550            |
| 1st Dec. 1952                   | 29    | 59                  | 45                     | 582                       | 1,923      | 3,574            | 6,212            |
|                                 | 18    | 70                  | 31                     | 439                       | 1,956      | 3,710            | 6,224            |

(a) Information not collected.



VALUE OF ALL BUILDINGS.

The value of all new buildings (including houses) completed in Tasmania during the December quarter 1952 was £2,700,000, a decrease of £167,000 compared with September quarter 1952 and £638,000 less than in December quarter 1951. New houses valued at £2,184,000 comprised 80.9% of the total value of completions in December quarter 1952.

During the quarter the value of all new buildings commenced was £1,441,000 compared with £1,604,000 in September quarter 1952 and £2,894,000 in the December quarter 1951.

The value of all new buildings under construction at 31st December, 1952, was £11,891,000 compared with £12,924,000 at 30th September 1952, and £12,666,000 at 31st December, 1951.

In comparing these money values, due allowance should be made for changes in building costs.

The following table summarizes the values of all new buildings commenced, completed and under construction since 1946.

VALUE (WHEN COMPLETED) OF ALL NEW BUILDINGS, TASMANIA.

| PERIOD                     | Commenced<br>during<br>Period | Completed<br>during<br>Period | Under Construct-<br>ion at end of<br>Period. |
|----------------------------|-------------------------------|-------------------------------|--|
|                            | £'000                         | £'000                         | £'000  |
| Year ended 30th June, 1946 | (a)                           | 627                           | 1,403  |
| " " " " 1947               | 2,718                         | 1,417                         | 2,759  |
| " " " " 1948               | 3,607                         | 2,279                         | 4,146  |
| " " " " 1949               | 5,371                         | 3,810                         | 5,872  |
| " " " " 1950               | 8,379                         | 5,342                         | 8,990  |
| " " " " 1951               | 10,336                        | 8,403                         | 12,178                                       |
| " " " " 1952               | 11,104                        | 10,511                        | 13,770                                       |
| 1951-52 - December Quarter | 2,894                         | 3,338                         | 12,666                                       |
| March Quarter              | 2,135                         | 1,961                         | 13,424                                       |
| June Quarter               | 2,785                         | 2,432                         | 13,770                                       |
| 1952-3 Sept. Quarter       | 1,604                         | 2,867                         | 12,924                                       |
| Dec. Quarter               | 1,441                         | 2,700                         | 11,891                                       |

(a) Not available.

6. VALUE OF WORK DONE ON NEW BUILDINGS.

The value of work done on new buildings has been calculated from data collected on builders' returns. According to information recorded on these returns the value of work done on new buildings during the December quarter 1952 was £2,555,000 compared with £2,822,000 in September quarter 1951, £2,693,000 in the June quarter 1952, £2,646,000 in March quarter 1952 and £3,400,000 in December quarter 1951. Of the December quarter 1952 total £1,678,000 or 65.7% represented value of work done in respect of houses. Hobart and Suburbs accounted for £857,000 or 33.5% of the total value, Launceston and Suburbs £388,000 or 15.2% and the rest of the State £1,310,000 or 51.3%.

Details for December quarter 1952 and totals for each quarter since December quarter 1950 are set out on the following page:-





VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING  
DECEMBER QUARTER 1952.

|                                    | Hobart |              |                   | Launceston |              |                   | Rest<br>of<br>State | Total<br>Tas-<br>mania | Percen-<br>tage<br>Total |
|------------------------------------|--------|--------------|-------------------|------------|--------------|-------------------|---------------------|------------------------|--------------------------|
|                                    | City   | Sub-<br>urbs | City &<br>Suburbs | City       | Sub-<br>urbs | City &<br>Suburbs |                     |                        |                          |
|                                    | £'000  | £'000        | £'000             | £'000      | £'000        | £'000             | £'000               | £'000                  | %                        |
| Houses-Brick,<br>Concrete etc. (a) | 122    | 110          | 232               | 84         | 66           | 150               | 224                 | 606                    | 23.7                     |
| Wood                               | 44     | 264          | 308               | 89         | 33           | 122               | 551                 | 981                    | 38.4                     |
| Fibro-Cement                       | 1      | 6            | 7                 | -          | 4            | 4                 | 79                  | 90                     | 3.5                      |
| Other                              | -      | -            | -                 | -          | -            | -                 | 1                   | 1                      | .1                       |
| Total Houses                       | 167    | 380          | 547               | 173        | 103          | 276               | 855                 | 1,678                  | 65.7                     |
| Flats                              | 1      | -            | 1                 | -          | -            | -                 | 1                   | 2                      | .1                       |
| Shops with Dwellgs.                | 2      | 2            | 4                 | 4          | -            | 4                 | 14                  | 22                     | .8                       |
| Shops w/o Dwellgs.                 | -      | 2            | 2                 | 3          | -            | 3                 | 13                  | 18                     | .7                       |
| Hotels, Guest<br>Houses etc.       | 55     | 4            | 59                | 8          | 1            | 9                 | 11                  | 79                     | 3.1                      |
| Factories                          | 26     | 6            | 32                | 17         | 3            | 20                | 238                 | 290                    | 11.4                     |
| Other New Bldgs.                   | 189    | 23           | 212               | 66         | 10           | 76                | 178                 | 466                    | 18.2                     |
| Total Other Bldgs.                 | 273    | 37           | 310               | 98         | 14           | 112               | 455                 | 877                    | 34.3                     |
| Total New Bldgs.                   | 440    | 417          | 857               | 271        | 117          | 388               | 1,310               | 2,555                  | 100.0                    |
| Percentage of<br>Total             | 17.2   | 16.3         | 33.5              | 10.6       | 4.6          | 15.2              | 51.3                | 100.0                  | ...                      |

VALUE OF WORK DONE ON NEW BUILDINGS, TASMANIA-SUMMARY.  
(UNIT: £'000)

| PERIOD          | Hobart |              |                      | Launceston |              |                   | Rest<br>of<br>State | Total<br>Tasmania |
|-----------------|--------|--------------|----------------------|------------|--------------|-------------------|---------------------|-------------------|
|                 | City   | Sub-<br>urbs | City<br>&<br>Suburbs | City       | Sub-<br>urbs | City &<br>Suburbs |                     |                   |
| 1951-March Qtr. | 289    | 575          | 864                  | 262        | 222          | 484               | 1,013               | 2,361             |
| June Qtr.       | 325    | 708          | 1,033                | 262        | 191          | 453               | 1,325               | 2,811             |
| Sept. Qtr.      | 376    | 811          | 1,187                | 395        | 174          | 569               | 1,380               | 3,136             |
| Decr. Qtr.      | 432    | 880          | 1,312                | 453        | 138          | 591               | 1,497               | 3,400             |
| 1952-Mar. Qtr.  | 334    | 585          | 919                  | 369        | 137          | 506               | 1,221               | 2,646             |
| June Qtr.       | 423    | 474          | 897                  | 326        | 137          | 463               | 1,333               | 2,693             |
| Sept. Qtr.      | 322    | 671          | 993                  | 350        | 122          | 472               | 1,357               | 2,822             |
| Decr. Qtr.      | 440    | 417          | 857                  | 271        | 117          | 388               | 1,310               | 2,555             |

VALUE OF WORK DONE ON NEW BUILDINGS, TASMANIA-SUMMARY.

| PERIOD          | New Houses |      | Other New Buildings |      | All Buildings |
|-----------------|------------|------|---------------------|------|---------------|
|                 | £'000      | %    | £'000               | %    | £'000         |
| 1950 Sept. Qtr. | 2,460      | 63.2 | 1,434               | 36.8 | 3,894         |
| Dec. Qtr.       | 1,828      | 73.7 | 652                 | 26.3 | 2,480         |
| 1951-Mar. Qtr.  | 1,863      | 78.9 | 498                 | 21.1 | 2,361         |
| June Qtr.       | 2,240      | 79.7 | 571                 | 20.3 | 2,811         |
| Sept. Qtr.      | 2,122      | 67.7 | 1,014               | 32.3 | 3,136         |
| Dec. Qtr.       | 2,422      | 71.2 | 978                 | 28.8 | 3,400         |
| 1952-Mar. Qtr.  | 1,924      | 72.7 | 722                 | 27.3 | 2,646         |
| June Qtr.       | 1,712      | 63.6 | 981                 | 36.4 | 2,693         |
| Sept. Qtr.      | 2,001      | 70.9 | 821                 | 29.1 | 2,822         |
| Dec. Qtr.       | 1,678      | 65.7 | 877                 | 34.3 | 2,555         |



# 7. PERSONS WORKING ON NEW BUILDINGS.

Note: The figures quoted below include estimates for persons working on owner-built houses, but exclude principals and their employees engaged solely on alterations and additions.

There were 5,865 persons, including 1,515 working principals engaged on the construction of new buildings at 31st December, 1952. Of these 2,739 were carpenters, 405 were bricklayers and 1,247 were builders' labourers.

The numbers of persons engaged at 31st December, 1952 and previous years were as follows:- 1946-3099, 1947-4063, 1948-4849, 1949-5901, 1950-6821, 1951-7321, and 1952-5865. Of the latter number, 4492 were working on private contract jobs, 700 on owner-built houses and 727 on Government day labour projects. The returns indicated that 3033 persons were working on new houses, 1637 on other new buildings, 433 on alterations and additions to houses, 424 on alterations and additions to other buildings and 338 on repair and maintenance work.

Details of the number of work classified according to type of occupation at 30th June, 1946 and later dates, are as follows:-

## WORKERS (a) ENGAGED ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS IN TASMANIA.

| OCCUPATION           | 30th June. |       |       |       |       |       |       | 30th  | 31st Dec. |
|----------------------|------------|-------|-------|-------|-------|-------|-------|-------|-----------|
|                      | 1946       | 1947  | 1948  | 1949  | 1950  | 1951  | 1952  |       |           |
| Carpenters           | 1,083      | 1,750 | 2,048 | 2,699 | 3,152 | 3,605 | 2,933 | 2,997 | 2,739     |
| Bricklayers          | 217        | 257   | 284   | 370   | 402   | 536   | 429   | 420   | 405       |
| Painters             | 207        | 214   | 248   | 288   | 360   | 467   | 379   | 390   | 382       |
| Electricians         | 79         | 123   | 137   | 161   | 208   | 226   | 170   | 181   | 188       |
| Plumbers             | 140        | 150   | 206   | 238   | 266   | 312   | 270   | 257   | 265       |
| Builders' Labourers  | 466        | 721   | 770   | 1,172 | 1,303 | 1,603 | 1,313 | 1,299 | 1,247     |
| Others               | 322        | 424   | 603   | 642   | 739   | 771   | 523   | 618   | 639       |
| <u>Total Workers</u> | 2,514      | 3,639 | 4,296 | 5,570 | 6,430 | 7,520 | 6,017 | 6,162 | 5,865     |

## OCCUPATIONAL STATUS.

|                     |       |       |       |       |       |       |       |       |  |       |
|---------------------|-------|-------|-------|-------|-------|-------|-------|-------|--|-------|
| Contractors (a)     | 330   | 578   | 716   | 913   | 1,159 | 1,153 | 1,000 | 936   |  | 982   |
| Sub-Contractors (a) | 232   | 297   | 375   | 421   | 506   | 675   | 469   | 582   |  | 563   |
| Wage Earners        | 1,952 | 2,764 | 3,205 | 4,236 | 4,765 | 5,692 | 4,548 | 4,644 |  | 4,320 |

(a) Actually working on jobs.





### 3. DEFINITIONS OF TERMS USED.

Owner-Builder: For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a Contractor.

Commenced: A building is regarded as having been commenced when work on foundations has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.

Completed: A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.

Under Construction: A building remaining uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.

Employment: The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.

Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.

All figures in this Bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings.

Alterations, additions, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who engage in these operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.

Commonwealth Bureau of Census,  
and Statistics,  
T. & G. Building,  
H O B A R T.

J. C. STEPHEN.  
Deputy Commonwealth Statistician.

18th. March, 1953.

